

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-080015.0000  
E12

AGR  
2025

sale

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

2022 FULTON JAMES W II & K	2021-04-30			
2023 FULTON JAMES W II & K	2021-04-30			
2024 FULTON JAMES W II & K	2021-04-30			
2025 FULTON JAMES W II & KIM	2021-04-30	10103	72.991A	
SR 292		5SD		
		\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	72.9910	72.9910	72.9910	72.9910	
Land100%	384140	421060	421060	421060	421070
Bldg100%	55460	62600	62600	62600	62610
Totl100%	439600t	483660t	483660t	483660t	483680t
Cauv100%	97540	193540	193540	193540	193530
Tax Value:					
Land 35%	34140	67740	67740	67740	147370
Bldg 35%	19410	21910	21910	21910	21910
Totl 35%	53550t	89650t	89650t	89650t	169290t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2448.56	3588.58	3802.08	3776.40	
Cauv Sav	4586.64	3187.50	3377.10	3354.30	
Sp-Asmnt	16.36	366.62	398.59	398.59	

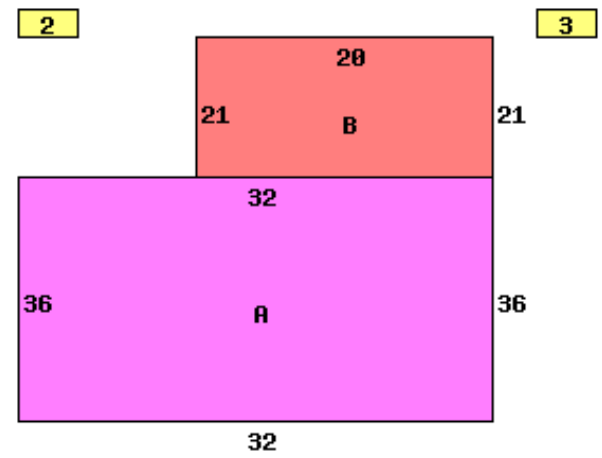
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 A	F	M		1152		b	ADDTN
1	F/C	A		420			

there is no homesite acre on this parcel because the house sits back in the woods and no well or septic

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
185	5	2021-04-30	FULTON JAMES W II & KIMBE	5SD *	0	384140	55460
152	2	2002-03-26	FULTON JAMES W II	2QC	104338	102090	0
7	3	2002-01-09	FULTON JACK W ETAL	3CT *	0	102090	0
571	3	2001-11-07	FULTON JAMES N II	3CT *	28000	102090	0
481	3	2001-11-07	FULTON LEE JAY	3CT *	0	102090	0
778	2	1991-09-26		2UN *	36000	0	54110

Year	Land	Bldg	Total	Net Tax
2021	34140	19410	53550	2457.52
2020	34140	19410	53550	2127.66

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
246 FULTON DITCH SCIOTO RIVER MA				XA/2025
261 BONTRAGER DITCH #1019 - SCIO				XA/2025
346 GANDER RUN-SCIOTO RIVER				XA/2025



SR 292

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1572 123510
	Qtr Story	FRAME	1152 4400
	Subtotal		127910
Shingle	Roof	GABLE	
Unfinished Wall	X	X	Heating -1790
Number of Rooms	4	1	Plumbing -3800
Bedrooms	1		Total Value 122320
			PUB PAVED ST/RD
			Topo: ROLLING
			Neighborhood:
			Code: 400
			Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		1572		D+	OLD/AV	103970	.55		58480
2 Shed	F	24X36	864		C	OLD/AV	10370	.65		3630
3 Garage	*SV F		1300			OLD/VP	500			500
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	.3735	6030	2250	2660	990				
C 2	BOB BLOUNT SILT LOAM, 2	27.6596	5770	159600	2360	65280				
C 14	GWB GLYNWOOD SILT LOAM	11.8722	5400	64110	1750	20780				
C 16	GVC2 GLYNWOOD CLAY LOAM	.3137	4750	1490	1050	330				
C 39	PM PEWAMO SILTY CLAY L	23.4220	6490	152010	3560	83380				
W 2	BOB BLOUNT SILT LOAM, 2	.9060	3130	2840	470	430				
W 14	GWB GLYNWOOD SILT LOAM	.6460	2830	1830	750	490				
W 39	PM PEWAMO SILTY CLAY L	4.0437	5370	21710	1670	6750				
980	ROAD ROAD	.8510								
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
C 51	WSTL WASTE LAND	1.9033	120	230	50	100				
		72.991		421070	(100%)	193530	CAUV # 3105			
				147370	( 35%)	67740				

Call Back: Sign: PSN Date: 2015-07-30 Lister: 04-080015.0000-v082020R